



**PHAP15-00038**

**Date:** September 14, 2015  
**Application Type:** Certificate of Appropriateness  
**Property Owner:** Olivia Mejia  
**Representative:** Graciela Gonzalez  
**Legal Description:** Being 8 Manhattan Heights 17 To 19, City of El Paso, El Paso County, Texas  
**Historic District:** Manhattan Heights  
**Location:** 2819 Wheeling Avenue  
**Representative District:** #2  
**Existing Zoning:** R-3/H (Residential/Historic)  
**Year Built:** 1919  
**Historic Status:** Contributing  
**Request:** Certificate of Appropriateness for the recladding of the rear yard addition, the removal of windows, alteration of and reduction in the number of window openings, and the installation of new windows  
**Application Filed:** 8/31/2015  
**45 Day Expiration:** 10/15/2015

**ITEM #4**



**GENERAL INFORMATION:**

The applicant seeks approval for:

Certificate of Appropriateness for the recladding of the rear yard addition, the removal of windows, alteration of and reduction in the number of window openings, and the installation of new windows

**STAFF RECOMMENDATION:**

The Historic Preservation Office recommends APPROVAL WITH MODIFICATIONS of the proposed scope of work based on the following recommendations:

*The Design Guidelines for El Paso's Historic Districts, Sites, and Properties* recommend the following:

- *The size of the door or window opening should not be altered. New doors and windows should be constructed to fit into the existing opening.*
- *If windows are damaged beyond repair, replacement windows should match the type (such as double hung), style (for example six panes over six panes), and finish (paint).*
- *Doors and windows are considered important character-defining features because of significant detailing.*
- *Installation of windows similar to the original in appearance and structural purpose, regardless of construction materials is permitted.*
- *Windows in secondary facades shall be reviewed on a case by case basis.*
- *When repair is not feasible, door and window products will be reviewed on an individual basis using the following criteria:*
  - a. Architectural and historical compatibility*
  - b. Comparison to original profile*
  - c. Level of significance of original doors and windows to the architectural style of the building.*
  - d. Three dimensional exterior applied muntins that simulate or match the original muntins may be approved. Single dimension interior applied muntins are not appropriate.*
- *If it is necessary to replace masonry, always use materials that match the color, size and texture of the masonry being replaced.*
- *Preserve the shape, size, materials, and details of character-defining chimneys and foundations and other masonry/stone features.*

*The Secretary of the Interior's Standards for Rehabilitation* recommend the following:

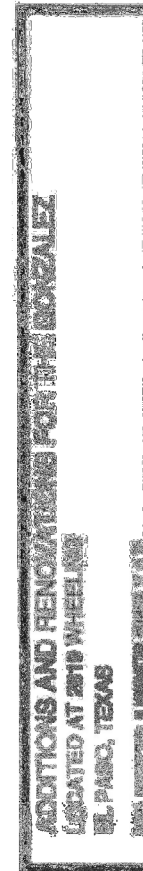
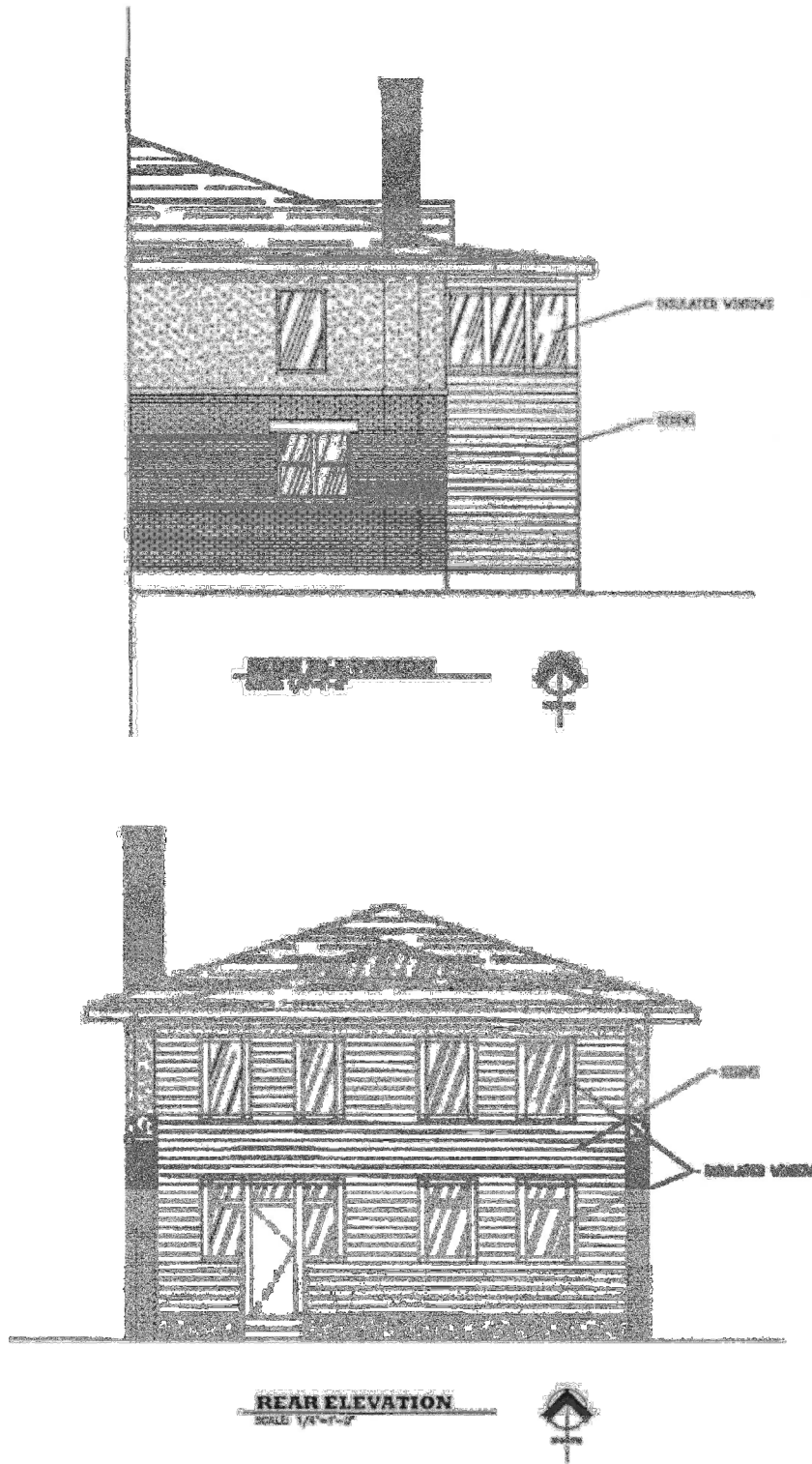
- *Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials.*

*The modifications are that the cladding material be stucco to match the existing material and that the existing window openings be retained and not be changed in terms of size, location, or quantity.*

## AERIAL MAP



# PLANS AND ELEVATIONS





## PROPOSED WINDOWS

**Krestmark**

## Replacement Window 220 Series

### Features

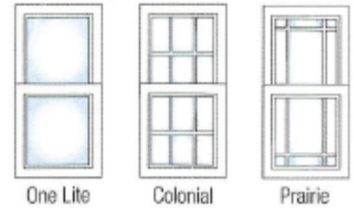
- 3" main frame beveled exterior profile gives an outstanding, bold appearance
- Tilt-in sash for easy cleaning
- Block & tackle balance system for long-lasting smooth, quiet operation
- 3/4" LoE E70 Environmentally Sealed Windows™, environmentally friendly with warm edge spacer reduces thermal loss (additional charge)
- Ventilation control for opening windows only 4"
- Metal reinforced center bar for better structural performance and weather tightness
- Multi-chambered design for structural integrity, superior thermal performance, maintenance-free, vinyl frame and sash extrusions

Note: All picture windows, shapes and one-frame glass larger than 30 square feet will come with Tempered Glass as standard for safety reasons. All additional charges for Tempered Glass will automatically be applied.

### Other Options

- Argon enhanced glass improves energy efficiency
- The Replacement 220 is available with an integral nail fin
- 3/4" insulated clear glass
- LoE E66 is a clear coating with highest levels of solar control;
- LoE E40 is a soft muted blue color to reduce solar glare and heat gain
- Tempered glass, rain glass, obscure glass
- Grille patterns: 3/4" colonial, prairie lite, 1" contoured, and 1 1/8" simulated divided lites
- Factory mulls (combined units) with continuous head and sill
- Field mull accessory for job site joining of units
- Accessories: sill angle and head expander

pw - Vinyl LoE 366-829021



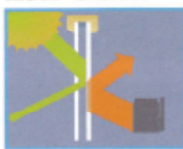
### Performance Data

#### Krestmark Vinyl 220 Replacement Window

3/4" OA Insulated Glass		Single Hung			Picture Window		
		U-Factor	SHGC	VT	U-Factor	SHGC	VT
E70 LoE air	no grilles	.33	.30	.55	.32	.31	.58
E70 LoE air	w/grilles	.33	.27	.49	.32	.28	.52
E70 LoE argon	no grilles	.29	.29	.55	.28	.31	.58
E70 LoE argon	w/grilles	.29	.26	.49	.28	.28	.52
E40 LoE air	no grilles	.33	.21	.31	.33	.22	.33
E40 LoE air	w/grilles	.33	.19	.28	.33	.20	.30
E40 LoE argon	no grilles	.30	.20	.32	.29	.21	.33
E40 LoE argon	w/grilles	.30	.18	.28	.29	.19	.30
E66 LoE air	no grilles	.33	.22	.51	.32	.23	.54
E66 LoE air	w/grilles	.33	.20	.45	.32	.21	.48
E66 LoE argon	no grilles	.29	.22	.51	.28	.23	.54
E66 LoE argon	w/grilles	.29	.20	.46	.28	.21	.48

Check local jurisdictions for current energy codes.

### LoE Glass



The Krestmark Replacement 220 Window is offered in several LoE glass options. LoE high performance glass with argon gas allows light to filter in while keeping the sun's harmful rays out. In addition, this special glazing saves energy and reduces utility costs by keeping the cool air inside in the summer and the warm air inside in the winter.

Product lines and their components, building codes, installation techniques and third party certifications are constantly evolving. For the most current information, check our website frequently at [www.krestmark.com](http://www.krestmark.com).

### Energy Star® Qualifications

Krestmark manufactures vinyl windows that, with several glazing options, meet Energy Star guidelines in all regions.



ENERGY STAR Program Requirements for Windows, Doors, and Skylights - Version 6.0 (April 1, 2006)

Windows			
Climate Zone	U-Factor <sup>1</sup>	SHGC <sup>2</sup>	
Northwest	≤ 0.30	Any	Prescriptive
	≤ 0.31	≥ 0.35	Equivalent Energy Performance
	≤ 0.32	≥ 0.40	
North-Central	≤ 0.32	≤ 0.40	
South-Central	≤ 0.35	≤ 0.30	
Southern	≤ 0.60	≤ 0.27	

<sup>1</sup> Btu/h ft<sup>2</sup> °F

<sup>2</sup> Fraction of incident solar radiation



You may qualify for a Tax Credit when you replace your existing windows with certain Krestmark Replacement windows. For more information, go to [www.energystar.gov](http://www.energystar.gov).

For information about measuring and installing new Krestmark windows, visit our web site at [www.krestmark.com](http://www.krestmark.com)